

139.0

0006

0006.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED: 1,324,900 / 1,324,900  
USE VALUE: 1,324,900 / 1,324,900  
ASSESSED: 1,324,900 / 1,324,900
**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
116		JASON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: SELUTA ANTHONY J & MAUREEN	
Owner 2: LIFE ESTATE	
Owner 3:	

Street 1: 116 JASON STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: SELUTA ANTHONY J & MAUREEN -	
Owner 2: TRS/116 JASON ST TRUST -	
Street 1: 116 JASON STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .192 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Vinyl Exterior and 3378 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8382		Sq. Ft.	Site		0	90.	0.80	10									604,311						604,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							8382.000		714,700		5,900		604,300		1,324,900						89512	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/08/18	

PREVIOUS ASSESSMENT								Parcel ID		139.0-0006-0006.0				USER DEFINED					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	Date	Time	Prior Id # 1:	Prior Id # 2:	Prior Id # 3:	ASR Map:
2022	104	FV	714,700	5900	8,382.	604,300	1,324,900		Year end	12/23/2021				12/30/21	11:20:39				
2021	104	FV	682,100	5900	8,382.	604,300	1,292,300		Year End Roll	12/10/2020									
2020	104	FV	682,100	5900	8,382.	604,300	1,292,300		1,292,300 Year End Roll	12/18/2019									
2019	104	FV	497,600	5900	8,382.	637,900	1,141,400		1,141,400 Year End Roll	1/3/2019									
2018	104	FV	497,600	5900	8,382.	470,000	973,500		973,500 Year End Roll	12/20/2017									
2017	104	FV	466,500	5900	8,382.	449,900	922,300		922,300 Year End Roll	1/3/2017									
2016	104	FV	466,500	5900	8,382.	416,300	888,700		888,700 Year End	1/4/2016									
2015	104	FV	415,200	5900	8,382.	349,200	770,300		770,300 Year End Roll	12/11/2014									

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
9/26/2019	1522	Insulate	4,500	C					11/8/2018	MEAS&NOTICE	HS	Hanne S											
9/26/2019	1523	Insulate	11,100	C					11/14/2008	Meas/Inspect	163	PATRIOT											
6/27/2016	889	Re-Roof	13,650						12/18/1999	Inspected	263	PATRIOT											
8/18/2014	1020	Manual	9,400		8/18/2014			Replace front exte	11/23/1999	Mailer Sent													
8/4/2006	650	New Wind	5,200						11/9/1999	Measured	264	PATRIOT											
1/15/2002	21	Redo Kit	34,059	C					3/1/1992		PM	Peter M											

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

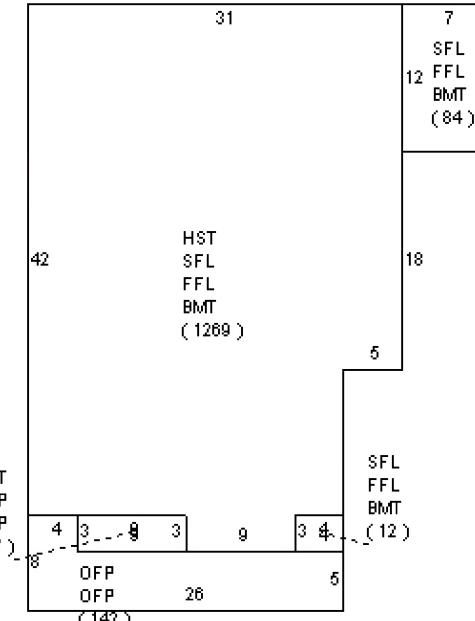
Type:	13 - Multi-Garden	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	2	Total: 2
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GREY	
View / Desir:		

**BATH FEATURES**

Full Bath:	3	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1912
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**BATH FEATURES**

Full Bath:	3	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 13	BRs: 6	Baths: 3 HB

**OTHER FEATURES**

Kits:	1	Rating: Good
A Kits:	1	Rating: Very Good
Fpl:		Rating:
WSFlue:		Rating:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**CALC SUMMARY**

Basic \$ / SQ:	180.00
Size Adj.:	0.96083480
Const Adj.:	0.99989998
Adj \$ / SQ:	172.933
Other Features:	136000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	878031
Depreciation:	163314
Depreciated Total:	714717

**REMODELING**

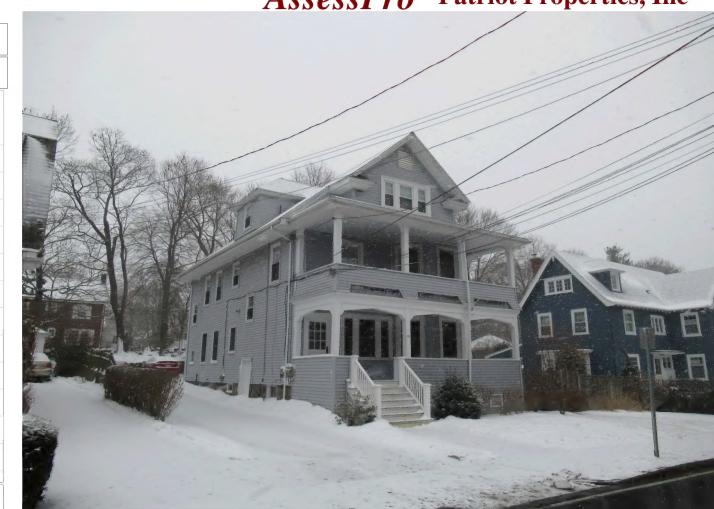
Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	2
1	5	2	1
Totals			
2	13	6	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,365	51.880	70,816						
FFL	First Floor	1,365	172.930	236,054						
SFL	Second Floor	1,365	172.930	236,054						
HST	Half Story	648	172.930	112,061						
OPF	Open Porch	338	21.380	7,226						
Net Sketched Area:				662,211						
Size Ad	3378	Gross Area	5729	FinArea	3378					

**IMAGE**

**AssessPro Patriot Properties, Inc**

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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3	Garage	D	Y	1	22X22	A	AV	1930	20.17	T	40	104			5,900			5,900
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More: N

Total Yard Items: 5,900 Total Special Features:

Total: 5,900